



BOARD OF ADJUSTMENT HEARING

Municipal Plaza Building
114 W. Commerce
City Council Chambers
Monday, May 5, 2003 at 1:00 P. M.

MEMBERS

| | |
|---|---------------------------------|
| Dan Canales – District 1 | Yolanda Arellano – District 7 |
| Oscar R. Williams – District 2 | Abe Ramirez – District 8 |
| Jesse Jenkins – District 3 | D. Mike Villyard – District 9 |
| Joseph Tinti – District 4 | Michael Gallagher – District 10 |
| Jesse Zuniga – District 6 | Dale Riser - Mayor |
| Laura Lizcano – District 5, Chairperson | |

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
 - CASE NO. A-03-020PP LPSI Exchange Corp., 3425 Thousand Oaks
 - CASE NO. A-03-037PP Mary Alice Alvarez, 326 Eastley
 - CASE NO. A-03-038PP Victor Traver, 1318 Lee Hall
 - CASE NO. A-03-040 John G Estrada, 2011 El Paso
 - CASE NO. A-03-041PP Charles Untermeyer, 3526 Monterrey Oak
 - CASE NO. A-03-045 Greg Burkett, San Pedro Plaza, 7330 San Pedro Ave.
 - CASE NO. A-03-046 Northside ISD, 11431 Vance Jackson
- V. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/bldginsp/BOA.htm

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

May 5, 2003

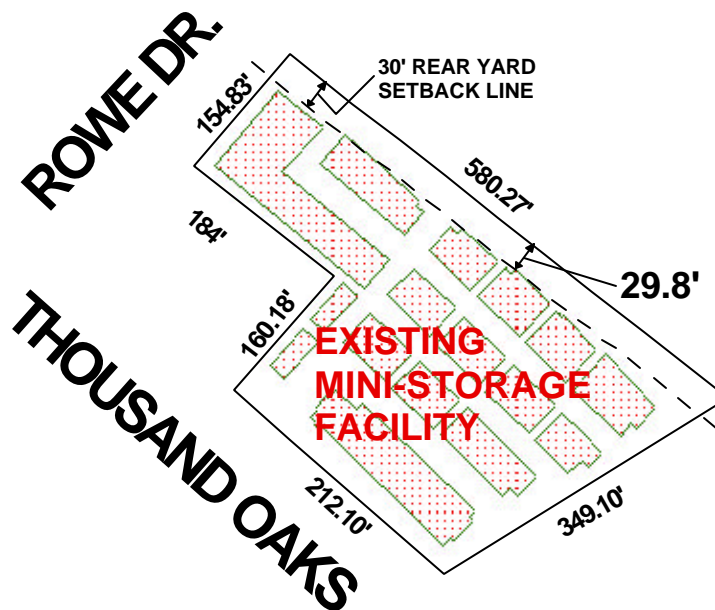
CASE NO. A-03-020

LPSI Exchange Corporation
Lot 55, Block 5, New City Block 16772
3425 Thousand Oaks
Zoned: "C-2" Commercial District

The applicant requests a variance to keep an existing structure within the rear yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code (UDC) requires a 30' rear yard setback.

The applicant's proposal is to keep the existing mini warehouse with a 29.8' rear yard setback.



NOT TO SCALE

A-03-020

PLOT PLAN

BOARD OF ADJUSTMENT

May 5, 2003

CASE NO. A-03-037

Mary Alice Alvarez
Lot 10, Block 005, New City Block 12455
326 Eastley Dr.
Zoned: "R-6" Residential Single Family District

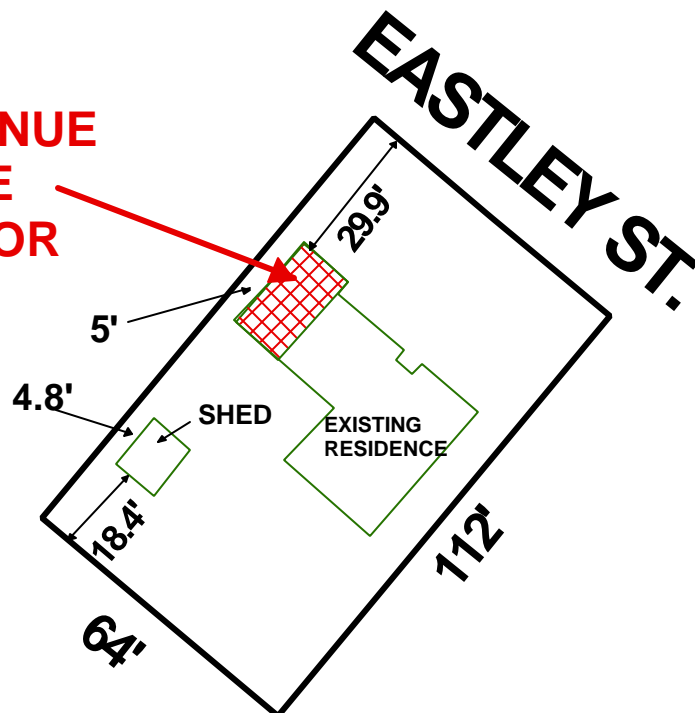
The applicant requests a Special Exception to continue operation of a one operator beauty shop in a residential district.

The Development Services Department could not issue this permit because of Section 35-801(g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.

The applicant's proposal is to continue operation of her one operator beauty shop in a residential district.

Post-Pone to May 5, 2003

**PROPOSED TO CONTINUE
OPERATION OF A ONE
OPERATOR BARBER OR
BEAUTY SHOP**



NOT TO SCALE

A-03-037

PLOT PLAN

BOARD OF ADJUSTMENT

May 5, 2003

CASE NO. A-03-038

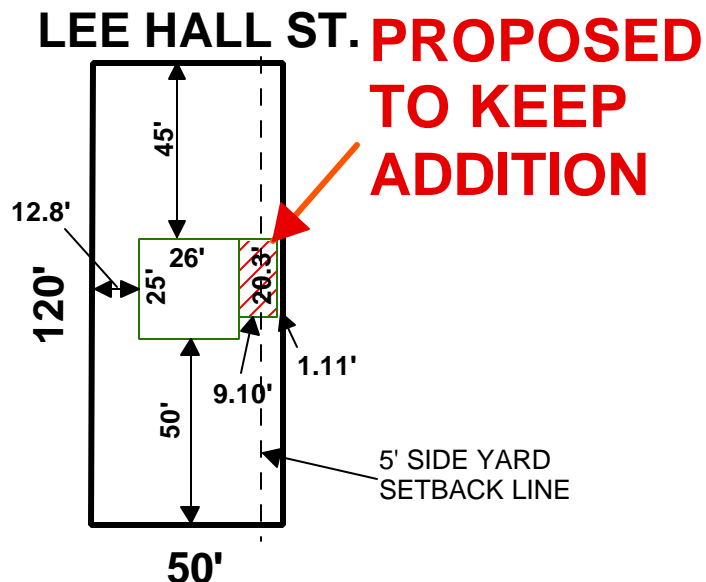
Vicente Traver
Lot 6, Block 078, New City Block 7145
1318 Lee Hall St.
Zoned: "R-4" Residential Single Family District

The applicant requests a variance to keep a structure within the 5' side yard setback requirements.

The Development Services Department could not issue this permit because of Section 35-310.01 (b) of the Unified Development Code (UDC) requires a 5' side yard setback.

The applicant's proposal is to convert a garage into additional living space for his growing family.

Post-Pone to May 5, 2003



NOT TO SCALE

A-03-038

PLOT PLAN

BOARD OF ADJUSTMENT

May 5, 2003

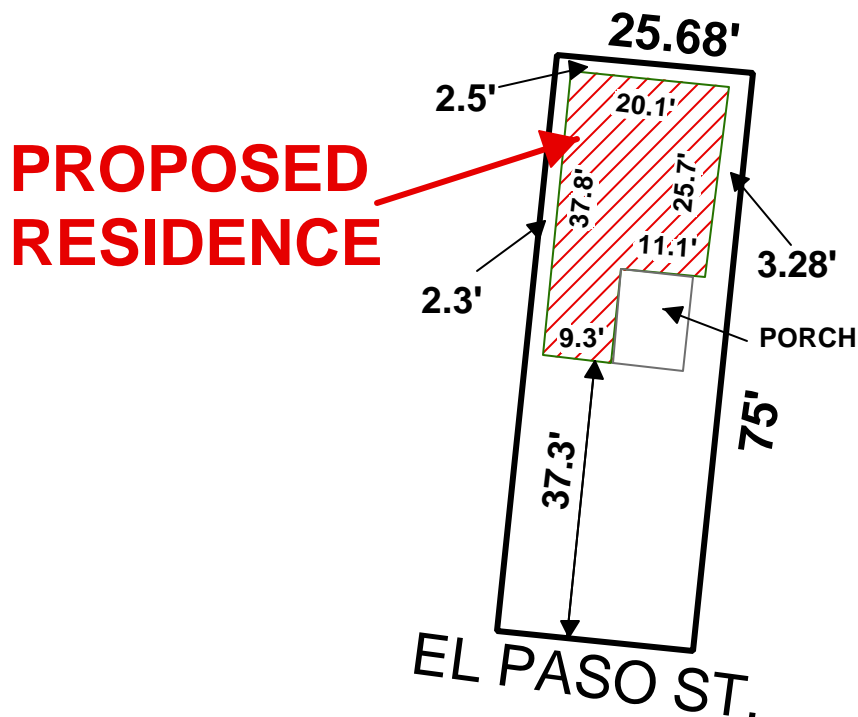
CASE NO. A-03-040

John Estrada
Lot 10C, Block 1, New City Block 2423
2011 El Paso St.
Zoned: "R-4" Residential Single Family District

The applicant requests a variance to construct a residential structure on a lot that does not meet minimum area requirements and a variance to build this residence within the side and rear yard setbacks and a variance to build this residence that exceeds the maximum allowed front yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a minimum area requirement of 4000 sq. feet, a 5' side yard setback, a 20' rear yard setback and a maximum front setback of 35'.

The applicant's proposal is to build a residence within the side and rear yard setbacks and on a minimum lot area of 1926 sq. feet. Furthermore, the residence will have a front yard setback of 37.3 feet.



NOT TO SCALE

A-03-040

PLOT PLAN

OARD OF ADJUSTMENT

May 5, 2003

CASE NO. A-03-041

Charles Untermeyer

Lot 4, Block 2, New City Block 17141

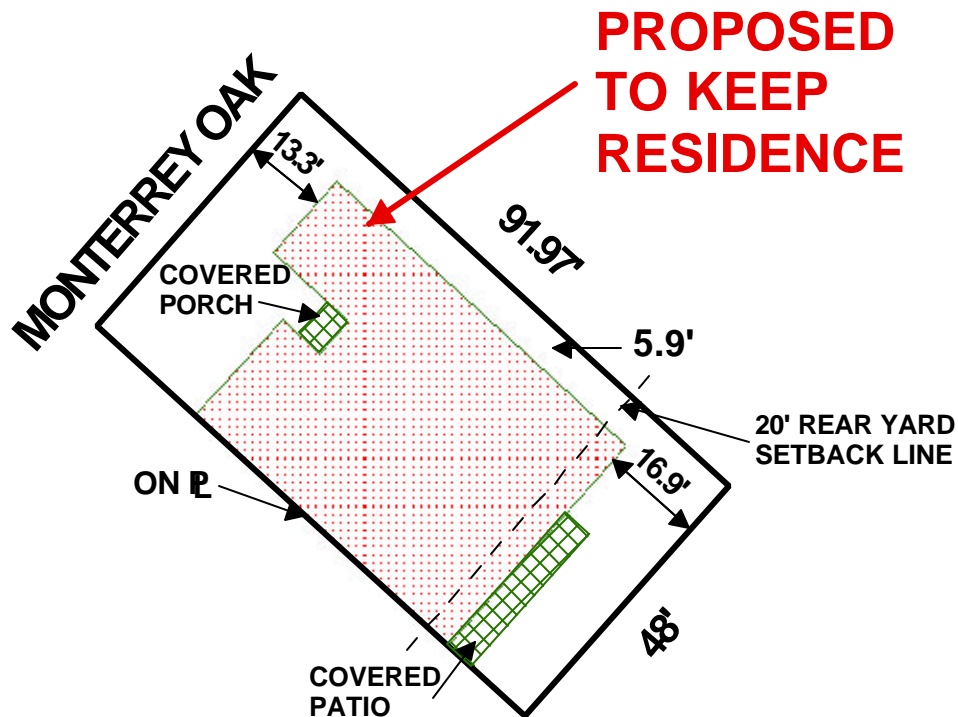
3526 Monterrey Oak

Zoned: "R-6 PUD" Residential Single Family Planned Unit Development District

The applicant requests a variance to keep an existing single family residence within the rear yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a 20' rear yard setback.

The applicant's proposal is to keep the single-family residence within the rear yard setback.



NOT TO SCALE

A-03-041

PLOT PLAN

BOARD OF ADJUSTMENT

May 5, 2003

CASE NO. A-03-045

A & B Properties

E. Irr 34.96' of Lot 99, New City Block 12025

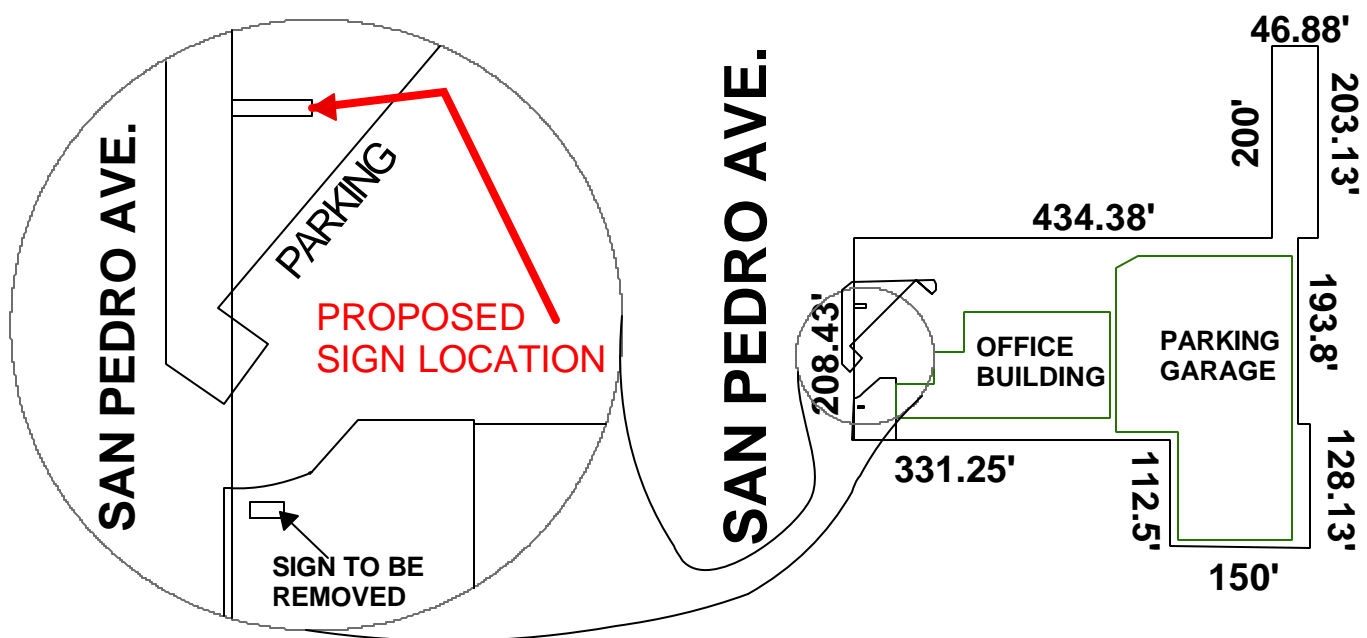
7330 San Pedro Ave.

Zoned: "C-2" Commercial District

The applicant requests a variance to erect a 30' sign with a zero (0') front setback.

The Development Services Department could not issue this permit because of Section 28-241, Table 4 of the Unified Development Code (UDC) requires a 10' front setback.

The applicant's proposal is remove two(2) existing monument signs and replace with a one(1) multi tenant sign with 0' front setback.



NOT TO SCALE

A-03-045

PLOT PLAN

BOARD OF ADJUSTMENT

May 5, 2003

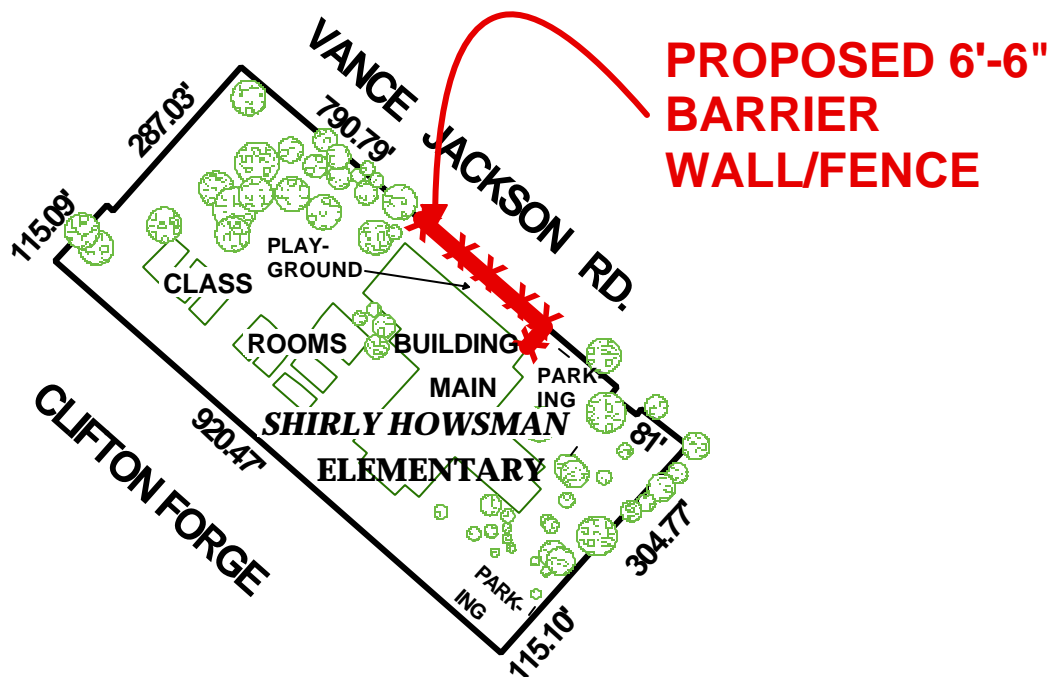
CASE NO. A-03-046

Northside Independent School District
Shirly Howsman Elementary
Lot 34, Block 15, New City Block 14031
11431 Vance Jackson Rd.
Zoned: "R-6" Residential Single Family District

The applicant requests a variance to erect an 6 ½ foot fence in front of the Howsman Elementary playground which is on the front property line.

The Development Services Department could not issue this permit because of Section 35-514(c)(1) of the Unified Development Code (UDC) requires a 4' privacy fence.

The applicant's proposal is to ensure the safety of the school children.



NOT TO SCALE

A-02-046

PLOT PLAN